

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Wednesday, December 16, 2015 at 7:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Mim James - Chair

James Martin – Vice Chair

Whit Smith

Kim Hubbard

Erik Burgeson

John McIntosh

Michael Lavengco

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Code Enforcement Manager Jon Thompson

City Secretary Kerri Craig

II. EXECUTIVE SESSION

The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

III. PLEDGE OF ALLEGIANCE

IV. PRESENTATION OF CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit as necessary.

V. MINUTES

Consideration and Possible Action On:

A. Approval of Special Meeting Minutes, December 7, 2015

VI. SITE DEVELOPMENTS/SUBDIVISIONS/ON SITE SEWAGE FACILITIES/VARIANCES/WAIVERS/ALTERNATE STANDARDS/DEVELOPMENT AGREEMENTS

Consideration and Possible Action On:

A. Ordinance No. 1220.120: Amending Ordinance 1220.11, Codified As Volume 2, Article 15, Chapter 24, Subchapter A of the Dripping Springs Code of Ordinances; Modifying the regulations regarding height, impervious cover, and pad dimensions for the property of Planned Development District Number One; Located at the southwest intersection of Rob Shelton Blvd and the Home Depot driveway, *Sumay Parikh, DS Hospitality, LLC, Applicant's Agent*

1. Presentation

2. Staff Report

3. Public Hearing

4. Planned Development District Agreement

5. Ordinance No. 1220.120
 6. Amendment to PDD # 1 Agreement
- B. Minor Plat and Variance Request from Minimum Lot Size for Campbell Subdivision, Located at 13701 FM 1826, *Richard McDaniel, Ash & Associates*
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance
 5. Plat
- C. Replat of Lots 8, 9 & 10 , Block B Ruby Ranch, Located at 310 and 320 Humphreys Drive, *Phil Moncada , Applicant*
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Replat
- D. Exterior Design Alternative Standard for YMCA, Located at 27216 Ranch Road 12, *Gregory Griffin, PE, Applicants Agent*
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Alternative Standard
- E. Amending Plat of Tract A & B of Amended Plat of Tract A, Tract B, Tract C, Tract D, Tract G, Tract I and Tract L of Key Ranch at the Polo Club and Amended Plat of Tract E, Tract F, Tract H, Tract J, Tract K, Tract M, Tract N and Tract O of Key Ranch at the Polo Club Volume 8 Pages 374-377 PRHCT, Hays County, to Request Waiver from Code of Ordinances, Chapter 28, Minimum Lot Sizes in ETJ, Located at 13901 Canonade and 13730 W US Hwy 290, *Lynn Alderson, PE, Alderson Group*
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Amended Plat

VII. ZONING

- A. Ordinance 1220.119: An Ordinance of the City of Dripping Springs Amending the Zoning Classification with a Conditional Overlay for Tall Oaks Subdivision, Lots 1 & 2, Located at 2350 and 2400 E US HWY 290, *Mark Lander, Applicant and Owner's Representative*
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Ordinance No. 1220.119

- B. Conditional Use Permit for Domestic Farm Animals (Therapy Chickens) at Hill Country Nursing Home, Located at 1505 W HWY 290, *Hill Country Care Health and Rehabilitation, Applicant*
1. Presentation
 2. Staff Report
 3. Pubic Hearing
 4. Condtional Use Permit

VIII. SIGNS

- A. Sign Variance Requests for Proposed Bauerle Plaza, Located at 13240 Rooster Springs Road, *Dan Bauerle, Applicant*
1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Variance Request to Allow a Pole Sign
 5. Variance Request to Allow an Electronic LED Sign
 6. Variance Request to Exceed the Maximum Height Allowed
- B. Sign Variance Request for Epicure, Located at 1025 Cannon Drive, Suite 105, *Black River Enterprises, LLC., Applicant*
1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Variance Request to Allow a Projecting Sign to Exceed Seventy-Five Percent of the Store Front Width

IX. BUSINESS

Consideration and Possible Action On:

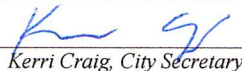
- A. Discussion Regarding Proposed Amendments to the Development Agreement Ordinance
- B. Discussion Regarding Proposed Amendments to the Planned Development District Ordinance

X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, January 4, 2016 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, January 11, 2016, at 6:00 p.m.
- C. Regular City Council Meeting, January 12, 2016 at 7:00 p.m.
- D. Regular Transportation Committee Meeting, January 25, 2016 at 3:30 p.m.
- E. Regular Planning and Zoning Commission Meeting, January 26, 2016 at 7:00 p.m.

XI. ADJOURN

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. Notice is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted at City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com on the 11th of December, 2015 at 5 o'clock PM.


Kerri Craig, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.